



**COBURN HOUSE CHURCH ROAD**  
**PENTYRCH**  
**CARDIFF CF15 9QF**

ASKING PRICE OF  
**£775,000**



**DETACHED PROPERTY**



**5**



**1**



**2**



**3**

**\*\* FOUR/FIVE BEDROOM DETACHED HOME \*\* OFF PRIVATE LANE \*\* WITH AMPLE PARKING & SOUTH FACING GARDEN \*\*** A superb opportunity to acquire this immaculately presented four/five bedroom detached home, situated off a private lane within Pentyrch village. The accommodation briefly comprises; entrance hallway, lounge, sitting room/bedroom, kitchen/dining room, conservatory and WC. To the first floor are four spacious bedrooms including principal bedroom with en-suite, plus the family bathroom. Outside there is a driveway with ample parking to front, and beautifully presented South facing garden to rear with shed/gym. EPC Rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: 1757 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

The property is situated in the village of Pentyrch, approximately 7 miles north west of the capital City. The village is served by a group of local shops which includes a supermarket, post office, beauty salon and newsagents. There are two public houses and a surgery. The village of Creigiau is also nearby with a supermarket, post office and public house. There are a wide range of local organisations and sporting activities including rugby, bowls, tennis and cricket. There are bridle paths and footpaths close by.

#### ENTRANCE

A private, block paved driveway with parking for four vehicles. Boundary fence. Gated access to rear.

#### HALLWAY

13' 1" x 6' 11" (4.72m x 2.13m)

Entered via composite double glazed front door into hallway. Laminate wood flooring. Doors to lounge, kitchen/dining room and sitting room/bedroom. Radiator. Stairs to first floor with storage cupboard under.

#### LOUNGE

16' 4" x 13' 2" (4.99m x 4.02m) (Into Bay)

UPVC double glazed bay window to front feature electric fireplace. Laminate wood flooring radiator.

#### SITTING ROOM/BEDROOM FIVE

18' 1" x 9' 4" (5.53m x 2.87m)

A versatile reception room currently used as a the fifth bedroom. uPVC double glazed window to front, external door to garage/lean-to. Radiator.

#### KITCHEN/DINING ROOM

30' 11" x 11' 11" (9.43m x 3.65m)

An impressive open-plan kitchen/dining room fitted with a range of modern base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces over. Space for Range Cooker. Integrated dishwasher and washing machine. Space for American fridge/freezer. Tiled flooring with electric underfloor heating. Tiled splash backs. uPVC double glazed window with lovely outlook over the rear garden. Three leaf Bi-fold doors to conservatory. Radiator. Spotlights and low level plinth lights. Door to lobby with French patio doors to rear garden, wall mounted gas central heating boiler, door to WC.

#### CLOAKROOM

5' 2" x 2' 9" (1.59m x 0.85m)

A stylish low level WC and wash hand basin. Radiator.

#### CONSERVATORY

10' 9" x 9' 6" (3.30m x 2.90m)

uPVC double glazed windows to all aspects with French patio doors to side. Laminate wood flooring.

#### FIRST FLOOR

##### LANDING

Doors to four bedrooms, bathroom and airing cupboard. uPVC double glazed window to front. Radiator. Loft access.

##### BEDROOM ONE

14' 4" x 12' 6" (4.38m x 3.82m)

uPVC double glazed window to front. Fitted wardrobes. Radiator. Door to:

##### EN-SUITE

4' 10" x 4' 9" (1.49m x 1.45m)

Low level WC, vanity wash hand basin and shower cubicle with mixer shower over. Tiled walls and flooring. Ladder radiator. Extractor fan. uPVC double glazed window to side.

##### BEDROOM TWO

16' 6" x 12' 1" (5.03m x 3.69m)

uPVC double glazed window to rear with stunning views. Radiator.



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## BEDROOM THREE

12' 7" x 10' 0" (3.84m x 3.07m)

uPVC double glazed window to front. With fitted shower cubicle. Radiator.

## BEDROOM FOUR

11' 8" x 8' 11" (3.56m x 2.73m)

uPVC double glazed window to rear with views. Radiator.

## BATHROOM

8' 10" x 8' 7" (2.71m x 2.64m)

A modern suite with low level WC, floating vanity wash hand basin, fitted shower cubicle and panelled bath. Tiled walls. Laminate wood flooring. Spotlights. Towel radiator. Extractor fan. uPVC double glazed window to rear.

## OUTSIDE

### REAR GARDEN

A very well presented, South facing rear garden with full width paved patio, large lawn, hot tub relaxation area, and shrub borders. Boundary fence with mature hedging. pathway to brick built shed/gym.

### SINGLE GARAGE

Double pivot doors to front. Open to the rear garden. Light and power. Door to store room with space for tumble dryer.

### STORAGE SHED/GYM

14' 4" x 9' 3" (4.39m x 2.83m)

Alternatively could be converted into a home office but currently set up as a gym. Windows to front and side. Light and power.



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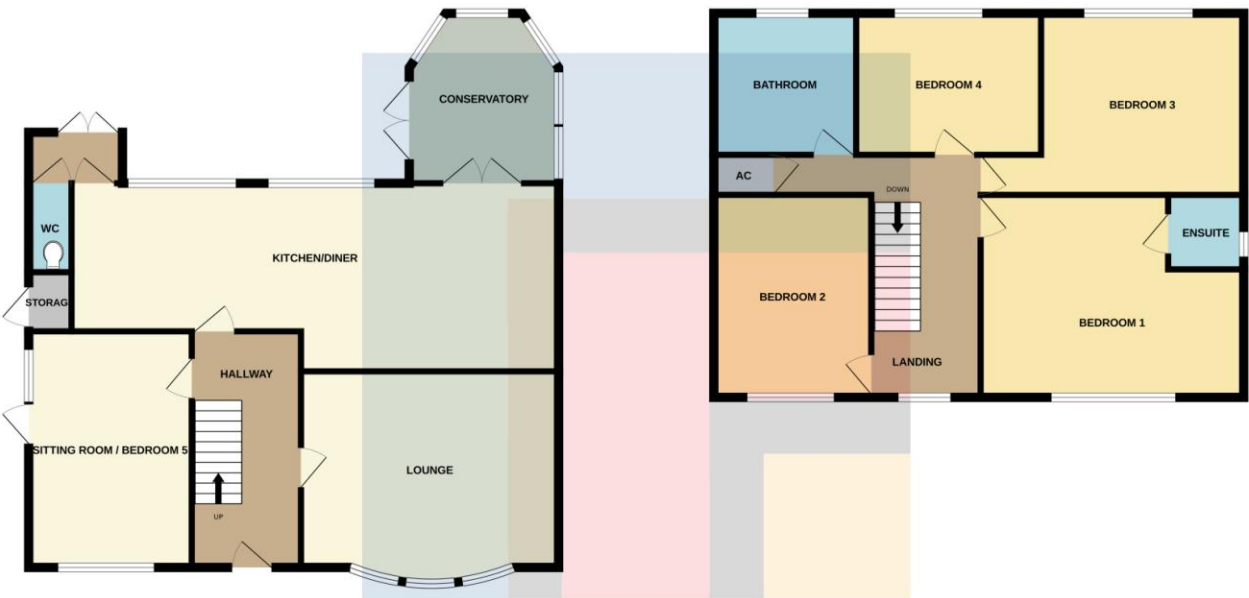
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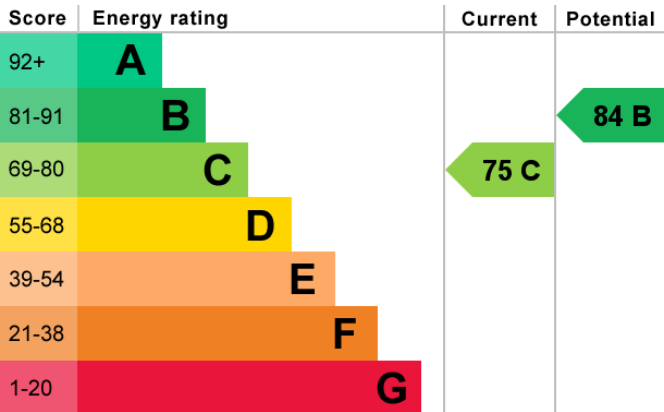
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GROUND FLOOR  
939 sq.ft. (87.2 sq.m.) approx.

1ST FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 1757 sq.ft. (163.2 sq.m.) approx.  
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